

Choice One Abstract, Inc.
2400 David Drive Havertown, PA 19083

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL

File Number / Escrow Number: COA224820
Officer/Escrow Officer: Amelia Lynn Corino
Settlement Location:

Seller

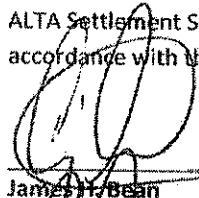
Property Address: 200 Shadeland Avenue
Drexel Hill, PA 19026
APN: 16-12-00648-00
Buyer: Hung K. Hoang
Seller: James H. Bean and Catherine D. Bean
Lender: Developer's Mortgage Company ISAOA/ATIMA 1800 Byberry Rd 1104 Huntingdon Valley PA 19006
Settlement Date: December 03, 2020 Disbursement Date: December 03, 2020

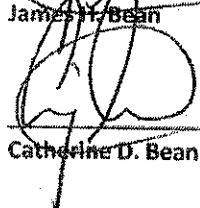
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$170,000.00	Sale Price of Property	\$170,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$136,000.00
		Lender Credits		\$35.00
		Prorations/Adjustments		
	\$390.40	Township Tax/Trash/Sewer 12/3/2020 to 12/31/2020	\$390.40	
	\$79.61	County Taxes 10/28/2020 to 12/31/2020	\$79.61	
	\$1,979.31	School Taxes 10/28/2020 to 06/30/2021	\$1,979.31	
		Loan Charges		
		Loan Origination Fee to Developer's Mortgage Company ISAOA/ATIMA	\$2,720.00	
		Processing Fee to Developer's Mortgage Company ISAOA/ATIMA	\$895.00	
		Prepaid Interest (\$26.08 per day from 12/3/2020 to 1/1/2021)	\$756.38	
		Appraisal Fee (B/POC: \$495.00) Nationwide Property & Appraisal		
		Credit Report Fee Credit Plus	\$70.07	
		Flood Certification Corelogic Flood Services	\$12.00	
		Inspection Fee (B/POC: \$175.00) Nationwide Property & Appraisal	\$35.00	
		Other Loan Charges		
		Impounds		
		Homeowner's Insurance \$44.50 per month for 3 mo.	\$133.50	
		Property Taxes \$275.25 per month for 6 mo.	\$1,651.50	
		City Property Tax \$223.94 per month for 11 mo.	\$2,463.34	
		Aggregate Adjustment	(\$1,520.20)	
		Title Charges & Escrow / Settlement Charges		
\$75.00		Overnight Mail (HELOC Payoff & Deed Package)/Wire Fee (First Mortgage payoff) Choice One Abstract		
		Title - Owner's Title Insurance (optional) to Choice One Abstract, Inc.	\$193.80	
		Title - PA 100 Covenants, Conditions and Restrictions (10/1/19) to Choice One Abstract, Inc.	\$100.00	
		Title - PA 300 Survey Exception (10/01/08) to Choice One Abstract, Inc.	\$100.00	
		Title - PA 900 (ALTA 8.1-06) Environmental Protection Lien (4/1/07) to Choice One Abstract, Inc.	\$100.00	
		Overnight Mail/Wire Fee Choice One Abstract	\$75.00	
		Electronic Document Delivery Fee Choice One Abstract	\$29.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Title - TIRBOP PA Closing Protection Letter-Single Transaction (5/1/16) to Choice One Abstract, Inc.	\$125.00	
\$35.00		Title Notary Fee Amelia Lynn Corino	\$75.00	
		Title - Lenders Title Insurance to Choice One Abstract, Inc.	\$1,230.20	
		Commission		
\$595.00		Flat Fee Long and Foster		
\$5,100.00		Real Estate Commission Buyers Broker EXP Realty		
\$5,100.00		Real Estate Commission Sellers Broker Long and Foster		
		Government Recording And Transfer Charges		
		Recording Fee Deed to Delaware County Recorder of Deeds	\$116.25	
		Recording Fee Mortgage to Delaware County Recorder of Deeds	\$194.25	
\$850.00		Transfer Tax County/Local to Delaware County Recorder of Deeds	\$850.00	
\$850.00		Transfer Tax State to Commonwealth of Pennsylvania	\$850.00	
		Payoff(s)		
\$61,525.52		Payoff of First Mortgage Loan Chase Home Mortgage		
		Miscellaneous		
\$5,900.00		Concrete Repair Invoice A.M.C. Construction		
\$350.00		Sewer Lateral E.J. Hosbach Mechanical Contractors LLC		
\$1,000.00		Electrical Invoice AJ Mitchell		
\$750.00		Roofing Invoice Ron Menna		
\$26.00		Notary Fee (deed package) Lauren Ranalli		
\$200.00		Certifications Reimbursement Long and Foster		
		Homeowners Insurance Premium (12 mo) The Philadelphia	\$534.00	
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$82,356.52	\$172,449.32	Subtotals	\$184,238.41	\$141,035.00
		Due from Hung K. Hoang		\$43,203.41
\$90,092.80		Due to James H. Bean and Catherine D. Bean		
\$172,449.32	\$172,449.32	Totals	\$184,238.41	\$184,238.41


Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Choice One Abstract, Inc. to cause the funds to be disbursed in accordance with this statement.


James H. Bean agent for


Catherine D. Bean agent for


Hung K. Hoang


Amelia Lynn Corino
Harry P. Tregear